



**HOUSING AUTHORITY  
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • [www.lacdc.org](http://www.lacdc.org)



**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
Commissioners

**Sean Rogan**  
Executive Director

**AGENDA  
FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY HOUSING COMMISSION  
WEDNESDAY, MARCH 23, 2011  
12:00 NOON  
HOUSING AUTHORITY  
12131 TELEGRAPH RD.  
SANTA FE SPRINGS, CA 90670  
(562) 347-4663**

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**1. Call to Order**

**2. Roll Call**

**Zella Knight, Chair**  
**Henry Porter Jr., Vice Chair**  
**Severyn Aszkenazy**  
**Val Lerch**  
**Laurence Levin**  
**Adriana Martinez**  
**Alberta Parrish**

**3. Reading and Approval of the Minutes of the Previous Meeting**

Regular Meeting of February 23, 2011

**4. Report of the Executive Director**

**5. Public Comments**

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.



## **Regular Agenda**

**6. Approve the Installation of Transformers, Electrical Supply Cables, and Meters by Southern California Edison Company at Nueva Maravilla Housing Development Site (First District)**

Recommend that the Board of Commissioners approve the selection of Southern California Edison Company as the sole source provider to complete the installation of new electrical transformers, cables and meters at the Nueva Maravilla housing development in unincorporated East Los Angeles; authorize the Executive Director or his designee to prepare and execute all documents required to complete the work described above, using \$501,173 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD); authorize the Executive Director or his designee to amend all documents required to increase the amount of compensation by up to \$100,235 for unforeseen project costs, using CFP funds; find that the approval of electrical improvements by Southern California Edison Company at the Nueva Maravilla housing development is exempt from the provisions of the California Environmental Quality Act (CEQA) because the work includes activities that will not have the potential for causing a significant effect on the environment. (APPROVE)

**7. Housing Commissioners Comments and Recommendations for Future Agenda Items**

Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 2 Coral Circle in the City of Monterey Park. Access to the agenda and supporting documents is also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a **disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (323) 890-7424, or by e-mail at donna.delvalle@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.**

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES  
MINUTES FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday February 23, 2011

The meeting was convened at the South Bay Gardens Senior Housing Development located at 230 E. 130<sup>th</sup> Street, Los Angeles California.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair Zella Knight at 12:02 p.m.

**ROLL CALL**

**Present**

**Absent**

Adriana Martinez, Chair	X	
Alberta Parrish, Vice Chair		X
Severyn Aszkenazy		X
Henry Porter	X	
Zella Knight	X	
Val Lerch	X	
Laurence Levin	X	

**PARTIAL LIST OF STAFF PRESENT:**

Sean Rogan, Executive Director  
Emilio Salas, Deputy Executive Director  
Maria Badrakhhan, Director, Housing Management  
Margarita Lares, Director, Assisted Housing  
Lois Star, Director, Housing Development and Preservation

**GUESTS PRESENT:**

No guests were present.

### **Reading and Approval of the Minutes of the Previous Meeting**

On Motion by Commissioner Porter, seconded by Commissioner Lerch, the Minutes of the Regular Meeting of January 26, 2011, were approved.

### **Agenda Item No. 4 – Report of the Executive Director**

Executive Director Sean Rogan announced the appointment of Emilio Salas as the new Deputy Executive Director.

Deputy Executive Director Emilio Salas reported on the following items:

The second week of February a Full Management review was conducted by HUD for both the Section 8 and Public Housing programs. HUD concluded their audit, after a 1 week visit with no findings. HUD shared with staff that the files were kept in a good condition and it was the best that they have reviewed in years. In addition to looking at the programs a review of Capital Funds (ARRA Grants) and a visit to a few sites were made, HUD found that everything was in order. The credit goes to the staff at the Housing Authority for a job well done.

Mr. Salas introduced Tomasa Richmond, Area Manager of the South Bay Gardens Housing Development, Myron Jones, Resident Manager and Ernesto Arrevillaga, Maintenance Supervisor.

Mr. Salas announced that the Housing Commissioners are now included on the e-mail distribution list to receive future legislative updates.

Mr. Rogan provided information on HR1 as requested at the last meeting. Mr. Rogan stated that HR1 was approved. The programs that are administered by the Community Development Commission and Housing Authority will be affected. HR1 proposes a 60% cut in CDBG funds. A 20% cut has been proposed for the administrative fees. The importance of this is that we need all funds that we can acquire to achieve 100% lease up. As part of the proposed budget, reserve accounts may be utilized to assist with current funding.

Mr. Salas introduced Elisa Vasquez, Intergovernmental Relations Manager, who provided an update on current legislative matters. Ms. Vasquez stated that it may be possible to have a continued resolution for a few more weeks so that the Senate can provide their proposal. They will then determine a budget for the duration of the Federal Fiscal Year 2011. We are also anticipating that the Senate may fund HUD more conservatively, this will not be determined until a proposed budget is presented.

Mr. Rogan stated that the impact of the final budget on the Housing Authority is unknown at this time; however, staff will keep the Housing Commissioners informed. Because of the efforts made by staff, we have maximized our funding through HUD.

### **Agenda Item No. 5 Public Comments**

Robert Mackey, South Bay Gardens resident, stated that he notified the Housing Authority of a discrepancy in his mailing address and he was concerned about future Section 8 notifications.

Darlene Aikens, Assistant Director of Assisted Housing met with Mr. Mackey during the meeting regarding his concerns.

### **Regular Agenda**

**On Motion by Commissioner Martinez, seconded by Commissioner Levin, and unanimously carried, the following was approved by the Housing Commission, with one amendment: as recommended by the Executive Director, the proposed policy change reducing the allowed number of late rent payments for public housing residents was removed; the allowed number of late payments will remain at three per twelve month Lease Agreement term:**

**APPROVE THE ANNUAL PLAN FOR THE HOUSING AUTHORITY  
OF THE COUNTY OF LOS ANGELES  
(ALL DISTRICTS)  
AGENDA ITEM NO. 6**

1. Recommend that the Board of Commissioners find that the activities in the attached Annual Plan for Fiscal Year 2011-2012, as described herein, are not subject to the provisions of the California Environmental Quality Act (CEQA), because they will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve the attached Annual Plan, as required by the U.S. Department of Housing and Urban Development (HUD), to update the Housing Authority's program goals, major policies and financial resources, including the Capital Fund Program (CFP) Annual Statement and Five-Year Action Plan, the Admissions and Continued Occupancy Policy for the Conventional Public Housing Program, the Public Housing Lease Agreement, and the Housing Choice Voucher (Section 8) Program Administrative Plan.
3. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign the attached Resolution approving the Annual Plan for submission to HUD, and authorizing the Executive Director of the Housing Authority to take all actions required for implementation of the Annual Plan.

4. Recommend that the Board of Commissioners authorize the Executive Director to execute all documents required to receive approximately \$5,900,000 in CFP funds from HUD for resident programs, operating costs, and the rehabilitation of 2,445 housing units at 16 Conventional Public Housing Program developments throughout Los Angeles County, as described in the Annual Plan.
5. Recommend that the Board of Commissioners authorize the Executive Director to incorporate into the Annual Plan all public comments received and approved for inclusion by the Board; and authorize the Executive Director to submit the Annual Plan to HUD by April 17, 2011.

**On Motion by Commissioner Porter, seconded by Commissioner Levin, and unanimously carried, the following was approved by the Housing Commission:**

AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE  
FOURTH AMENDMENT TO THE LIMITED PARTNERSHIP  
AGREEMENT OF SEGUNDO TERRACE, L.P.  
(DISTRICT 2)  
AGENDA ITEM NO.7

1. Recommend that the Board of Commissioners authorize the Executive Director or his designee to execute the Fourth Amendment to the Limited Partnership Agreement of the Partnership, and all other necessary documents related to the Housing Authority's withdrawal from the Partnership, following approval as to form by County Counsel.
2. Recommend that the Board of Commissioners find that the execution of the Fourth Amendment to the Limited Partnership Agreement and related documents is not subject to the provisions of the California Environmental Quality Act (CEQA) because withdrawal from the Partnership is not defined as a project under CEQA.

**Agenda Item No. 8 – Housing Commissioner Comments and Recommendations for Future Agenda Items**

Commissioner Porter asked to have presentations from Commission/Housing Authority staff provided at future meetings. Commissioner Porter feels that presentations would help educate the new Commissioners. Commissioner Porter inquired whether the Housing Authority was still receiving complaints about customer service from Housing Authority clients, and wanted to know how their needs are being met and addressed.

Executive Director Sean Rogan stated that we have appropriate coverage of Quality Control staff and staff supervision. A new VOIP telephone system has been implemented and is able to provide phone logs for staff to ensure that phone calls are responded to.

Deputy Executive Director Emilio Salas responded that we have a new owner portal available on-line for owner access and in the near future, tenants will be able to access their information on-line as well.

Commissioner Lerch commended staff for putting the Annual Plan together and he agrees that presentations provided by staff would be beneficial.

Executive Director Sean Rogan asked the Housing Commissioners to submit any requests on what topics they would like to see presented at future meetings.

Commissioner Knight thanked the residents and staff for their hospitality. Commissioner Knight would be interested on seeing a presentation regarding the inspection process.

Commissioner Martinez thanked the residents for attending the meeting.

On Motion by Commissioner Knight the Regular Meeting of February 23, 2011, was adjourned at 1:22 pm.

Respectfully submitted,

  
\_\_\_\_\_  
SEAN ROGAN  
Executive Director  
Secretary –Treasurer


**Housing Authority - County of Los Angeles**

March 23, 2011

**FOR YOUR INFORMATION ONLY**

TO: Housing Commissioners

FROM: Margarita Lares, Director  
Assisted Housing Division



RE: **FSS PROGRAM UPDATE – FEBRUARY 2011**

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Public Housing residents and Housing Choice Voucher Program participants achieve economic independence and self-sufficiency.

Activities		
RECRUITMENT	10	Applications Received
	10	Applications Sent
ENROLLMENTS	4	New FSS Participants
TERMINATIONS	2	Participants Terminated from FSS: terminate from Sect. 8
	1	Participants Terminated from FSS: Contract Expired
MEETINGS	1	SASSFA Partnership monthly meeting
WORKSHOPS		
Program Presentations	1	Program presentation at the SASSFA Partnership monthly meeting
Money Smart Workshop	1	Disseminated Credit Repair Informational Packets
	3	Disseminated Budget Informational Packets
REFERRALS	25	Job referral from the employment network job board
	3	Educational Facilities
	3	WorkSource Center employment workshops and job fairs
	1	Emergency Transportation Assistance
	4	Medical/Dental/Counseling Services
GRADUATIONS	5	Pending requests for graduation

If you have any questions, please feel free to contact me at (562) 347-4837.

ML:CJ:RM:dt



## FAMILY SELF-SUFFICIENCY (FSS) REPORT SUPPLEMENT

Listed below are descriptions of frequently used language in the monthly FSS Report.

1. **SASSFA**-Acronym for Southeast Area Social Services Funding Authority. They oversee all the funding for Worksource Centers, who provide job training, job placement, and skill assessment. We have a partnership with them, which in turn benefits our clients by providing services that we would not be able to provide on our own. There are about 75 Worksource Centers located in Southern California.
2. **The Employment Network Job Board** is located in the Family Self-Sufficiency department of the Assisted Housing Division located at 12131 Telegraph Road, Santa Fe Springs, CA and is a compilation of job leads, job requests and training information supplied by our various partnered agencies and is updated on a bi-weekly basis. The network board may also include referrals to other types of services, such as job fairs, resume preparation or social services. All these resources are shared with FSS participants.
3. **Emergency Transportation Assistance** refers to bus tokens issued by FSS staff to FSS participants who are having short term transportation problems. This would include those who have started a new job and need transportation assistance until they receive a pay check; those who need assistance in order to get to a job interview; those who are starting school and may not have been able to make arrangements to carpool prior to enrollment; those who have had a temporary transportation emergency, such as a automobile accident or auto break down. Part of this assistance may also include referrals to other agencies which may have bus tokens or passes available.

**Housing Authority - County of Los Angeles**

FOR YOUR INFORMATION ONLY

March 23, 2011

TO: Housing Commissioners

FROM: Emilio Salas, Deputy Executive Director



**SUBJECT: STATUS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY (CDBG-R) PROGRAM, FUNDED BY THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (ARRA)**

The Community Development Block Grant (CDBG) Division is closely monitoring CDBG-R subrecipients to ensure that they spend all of their allocated funds by June 30, 2012.

We are currently pacing at an appropriate level: as of March 10, 2011, \$5,138,399.50 (65.13%) of the total \$7,889,349.20 under contract has been expended. Nevertheless, to ensure that subrecipients meet all of the aforementioned grant requirements, we continue to closely monitor their performance. Following are major actions taken since the last report:

- To date, 37 (56%) of the 66 projects are completed. Some of these were completed below budget, and the excess undisbursed funds were recaptured and will be reallocated to existing CDBG-R activities.
- On March 2, 2011, CDC-CDBG issued a policy bulletin to participating cities, notifying them that excess funds from closed-out city projects, totaling \$131,444, were available for redistribution to cities with eligible CDBG-R or CDBG projects. This bulletin invited cities to submit proposals for use of these funds by March 17, 2011.
- CDBG staff is closely monitoring low-performing agencies and providing them with requisite technical assistance to ensure that they adhere to their required corrective actions which include: (a) submittal of any delinquent reimbursement requests; and (b) adherence to the project implementation and expenditure target dates stated in their action plans.

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H:\TG\ARRA\ARRA Status Report For CDBG-R (As of March 2011)

**Housing Authority - County of Los Angeles**

March 23, 2011

FOR YOUR INFORMATION ONLY

TO: Housing Commissioners

FROM: Emilio Salas, Deputy Executive Director

**SUBJECT: STATUS OF THE HOMELESSNESS PREVENTION AND RAPID RE-HOUSING (HPRP) PROGRAM, FUNDED BY THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009**

Since August 1, 2010, the date that the Community Development Commission's Community Development Block Grant Division (CDC-CDBG) assumed the lead responsibility and direct oversight for administering the Homelessness Prevention and Rapid Re-Housing Program, there has been a significant increase in both the funds expenditures and the clients served. The CDC-CDBG's direct grant management approach, which yielded these increased accomplishments, includes:

- Adding three (3) subrecipient service providers (Volunteers of America Los Angeles, People Assisting the Homeless, and Union Station Homeless Services), which are non-profit organizations with established links to the community, and experience in case management and housing and homelessness prevention assistance programs.
- The expansion of the County HPRP service area (unincorporated areas of the County, and CDBG participating cities) to include the 19 cities that did not receive state or federal HPRP funding).
- Relaxing the jurisdictional barriers (i.e. determining last known permanent address) in order to address the needs of transient homeless families and individuals.

As of March 9, 2011, \$4,828,459.56 (39.82%) of the \$12,197,108 budget has been expended, and the total number of households served, through February 28, 2011, is 1,250. Based on the funding requests that are pending approval by the CDC, we will reach an expenditure rate of 40.97% by the end of March 2011.

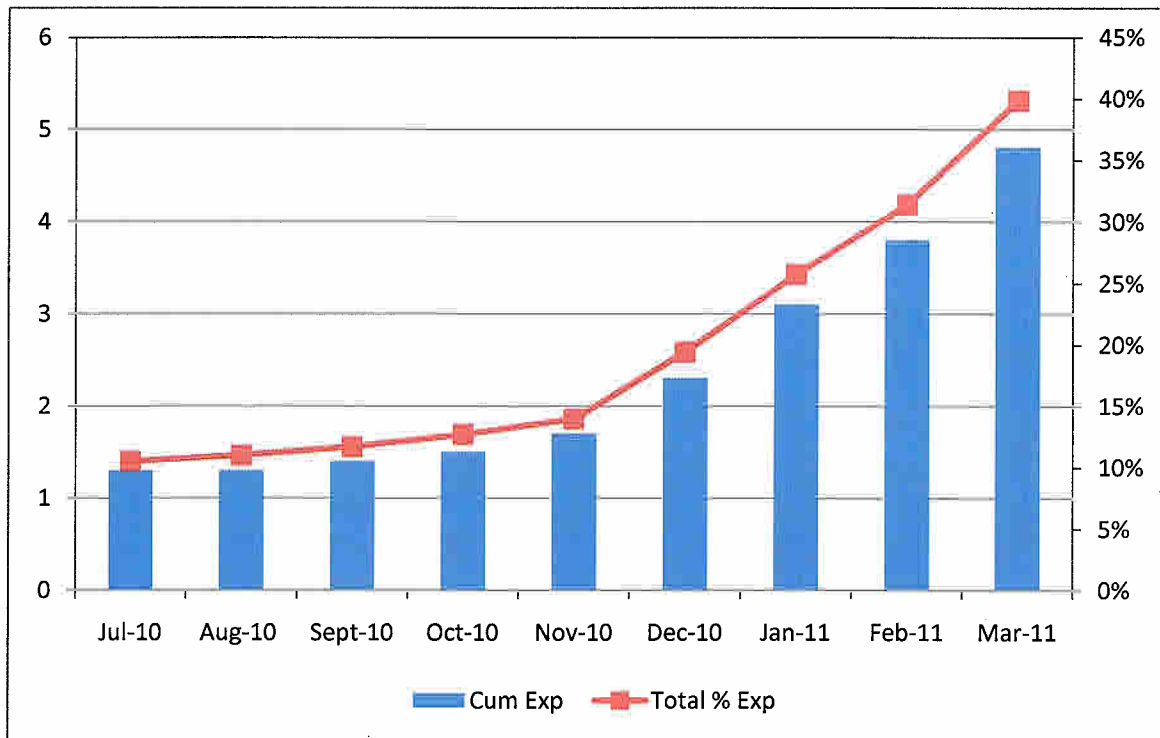
Attached is a chart which shows the sharp increase in expenditures, following CDC-CDBG's direct oversight of this Program

TG:AC:ec

H:\TG\ARRA\ARRA Status Report For HPRP (March 2011)

Attachment

## HPRP CUMULATIVE EXPENDITURES, IN MILLIONS



Month	Cumulative Expenditure	Total % Exp
Jul-10	\$ 1,258,444.73	10.49%
Aug-10	\$ 1,302,795.89	10.99%
Sept-10	\$ 1,424,267.03	11.68%
Oct-10	\$ 1,548,014.88	12.69%
Nov-10	\$ 1,703,129.97	13.96%
Dec-10	\$ 2,363,254.90	19.38%
Jan-11	\$ 3,137,110.79	25.72%
Feb-11	\$ 3,825,665.90	31.37%
Mar-11	\$ 4,828,459.12	39.82%

**Community Development Commission**

February 28, 2011

FOR YOUR INFORMATION ONLY

TO: Each Supervisor

FROM: Sean Rogan, Executive Director



SUBJECT: UPDATE ON THE PURSUIT AND IMPLEMENTATION OF FUNDING MADE AVAILABLE IN H.R. 1, THE AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) OF 2009

On March 31, 2009, the Board of Supervisors (Board) requested that the Community Development Commission/Housing Authority of the County of Los Angeles (CDC/HACoLA) report on the efforts to apply for, or take the necessary steps to accept, each category of funding contained within ARRA that the CDC/HACoLA is eligible to receive, either by formula or by competitive grant application. In all, the CDC/HACoLA was awarded \$33,603,148 of the \$114,312,431 applied for.

**Funding Awarded**

**PUBLIC HOUSING CAPITAL FUND (CF)**

**Funding Amount:** \$7,401,512 (by formula)

**Award of Funds:** On March 31, 2009, the Board of Commissioners approved a motion to accept the grant funds, and funding became available to the HACoLA on May 14, 2009.

**Use of Funds:** The funds are being used for security improvements, energy efficiency work measures, preventive maintenance, and general improvements at 12 public housing developments comprised of 2,500 public housing units. As a direct result of CF formula activities, the HACoLA has reported a total of 73 full-time equivalent jobs (that were created or retained) through the 2<sup>nd</sup> Quarter of Program Year (PY) 2010-2011 to FederalReporting.gov.

**Expenditure Levels:** As of February 22, 2011, the HACoLA had expended \$6,564,369 of the \$7,401,512 obligated.

**Provisions:** The HACoLA must obligate 100% of the funds within 1 year, expend 60% of the funds in 2 years, and complete 100% of the fund expenditures in 3 years. The HACoLA has met the mandatory obligation deadline.

**Funding Amount:** \$5,924,000 (Applied for \$22,399,000 by competition.)

**Award of Funds:** On June 22, 2009, the HACoLA applied for \$16,475,000 in funding for improvements addressing the needs of the elderly and/or people with disabilities and public housing transformation. Additionally, on July 21, 2009, the HACoLA applied for \$5,924,000 in funding for energy efficient/green community projects.

**Use of Funds:** The HACoLA was only awarded funding in the 'Creation of an Energy Efficient Green Community' category in the amount of \$5,924,000. Funds were granted on September 29, 2009, and are being used at the Nueva Maravilla housing development to reduce energy costs, generate resident and HACoLA energy savings, and reduce greenhouse gas emissions attributable to energy consumption. A total of 20 full-time

equivalent jobs were created or retained through the 2<sup>nd</sup> Quarter PY 2010-2011 and have been reported to FederalReporting.gov.

**Expenditure Levels:** On December 1, 2009, the Board approved the acceptance of the funds. As of February 22, 2011, the HACoLA had expended \$1,622,179 of the \$5,924,000 obligated.

**Provisions:** The HACoLA must obligate 100% of the funds within 1 year of the date in which funds become available for contracts. The U.S. Department of Housing and Urban Development (HUD) requires the HACoLA to use at least 60% of the funds within 2 years and 100% of the funds within 3 years. The HACoLA has met the mandatory obligation deadline.

#### **COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY (CDBG-R)**

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**Funding Amount: \$8,080,528 (by formula)**

**Award of Funds:** The CDC submitted an amendment to the CDBG PY 2008 Action Plan (as required by ARRA) on June 5, 2009, after receiving approval from the Board on June 2, 2009. The CDC received the CDBG-R Grant Agreements on August 26, 2009.

**Use of Funds:** The CDC worked with the agencies affected by CDBG/ARRA regulations and submitted a final list of projects for approval to HUD on August 13, 2009, and the Board on August 18, 2009. Both HUD and the Board approved the list for the CDC's CDBG-R Program. Project activities include public improvements, housing rehabilitation, economic development, public services, and administration. During the 2<sup>nd</sup> Quarter of Fiscal Year (FY) 2010-11, the following activities were completed: rehabilitation of 31 housing units, construction on 8 public improvement projects including 6 public facilities serving 29 developmentally disabled people, street improvements serving an area with 2,585 residents, and alley improvements serving an area with 7,143 residents. In addition, a total of 1,008 jobs have been created or retained, which corresponds to 88.53 full-time equivalent positions to date.

The CDC will reallocate funds that have been returned due to recapture for lack of expenditure or progress on projects. Funds will be reprogrammed into existing CDBG or CDBG-R activities that are in need of additional funding.

**Expenditure Levels:** As of February 18, 2011, the CDC had expended \$4,929,301.

**Provisions:** The CDC must use all CDBG-R funds by September 30, 2012.

#### **HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)**

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**Funding Amount: \$12,197,108 (by formula)**

**Award of Funds:** The CDC submitted a completed application to HUD on May 18, 2009, which was subsequently approved the following June. Trainings on reporting, program monitoring, and general implementation were held for the applicable County Departments on August 19, 2009, and the CDC received the HPRP Grant Agreements on August 20, 2009.

**Use of Funds:** Implementation of HPRP began on October 1, 2009; and the Departments of Public Social Services, Consumer Affairs, Community and Senior Services, and the Los Angeles Homeless Services Authority (LAHSA) have been working collaboratively to deliver

assistance to those in need. In addition, Neighborhood Legal Services began offering legal assistance and representation to persons and families with unlawful detainers on November 1, 2009.

On August 31, 2010, the Board of Commissioners gave approval for 3 non-profit organizations (People Assisting the Homeless, Volunteers of America, and Union Station Homeless Services) to receive funding to provide HPRP services, and added 19 previously unserved cities that did not receive Federal or State HPRP funds within the County. We continue to provide training and guidance to County Departments and non-profit staff for consistent service delivery to those in need. We are actively monitoring the progress of these activities to ensure compliance with the requirements.

Further, we have recommended a contract amendment with LAHSA to reduce funding by \$325,000, as it was determined that the funds were not needed for data collection and evaluation. The funds would be reprogrammed to provide additional housing subsidies.

The number of clients assisted continues to increase. From program start through December 31, 2010, 1,830 persons from 897 households have been assisted. (This number is based on the data entered into the Homeless Management Information System (HMIS) on the number of people served.) Further, from program start, a total of 602 jobs have been created or retained, which corresponds to 85.61 full-time equivalent positions as of the 2<sup>nd</sup> Quarter of PY 2010-2011.

**Expenditure Levels:** As of February 18, 2011, the CDC had expended \$4,089,173.

**Provisions:** HUD requires that 60% of the funds be used within 2 years, and 100% in 3 years.

### **Unsuccessful Grant Applications**

#### **GREEN RETROFIT PROGRAM FOR MULTIFAMILY HOUSING**

**Funding Amount:** Applied for \$2,260,000 by competition.

**Award of Funds:** The HACoLA submitted applications for the Kings Road and Lancaster Homes Housing Developments on June 15, 2009. The HACoLA did not receive this grant.

**Use of Funds:** Had the HACoLA been awarded, the funds would have been used for the modernization and rehabilitation of the Kings Road and Lancaster Homes developments.

#### **JUVENILE JUSTICE AND CRIME PREVENTION ACT PROGRAM (JJCPA)/EDWARD BYRNE MEMORIAL COMPETITIVE GRANT PROGRAM**

**Funding Amount:** Applied for \$974,283 by competition.

**Award of Funds:** The CDC submitted an application on April 27, 2009. The CDC did not receive this grant.

**Using the Funds:** Had the CDC been awarded, the funds would have been used to support existing JJCPA programs.

Each Supervisor  
February 28, 2011  
Page 4

**NEIGHBORHOOD STABILIZATION PROGRAM 2 (NSP2)**

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**Funding Amount:** Applied for \$61,000,000 by competition.

**Use of Funds:** Had the CDC been awarded, the funds would have been used to supplement the NSP1 program, which includes the HERO program and Rental Infill Sites activities for tenants below 50% of the area median income (AMI).

If you have any questions, please contact me at (323) 890-7400, or Terry Gonzalez, Director, CDBG Division, at (323) 890-7150.

SR\TG\SH\nm  
K:\CDBG Common\IGR-PIARRA Board Memo\February '11 ARRA Memo

**Attachment**

c: Each Deputy  
Brence Culp, Chief Deputy Chief Executive Officer, Chief Executive Office  
Ellen Sandt, Deputy Chief Executive Officer, Chief Executive Office  
Kathy House, Assistant Chief Executive Officer, Chief Executive Office  
Sachi A. Hamai, Executive Officer/Clerk Board of Supervisors  
Lisa Rizzo, Principal Analyst, Chief Executive Office  
Scott Wiles, Special Assistant, Chief Executive Office  
Libby Boyce, Homeless Services Coordinator, Chief Executive Office



**The CDC/HACoLA**  
**American Recovery and Reinvestment Act of 2009 (ARRA) Final Award Amounts**

	ARRA GRANT OPPORTUNITY	FUNDING AGENCY	FORMULA AMOUNT/ \$ APPLIED FOR	AMOUNT AWARDED	GRANT AGREEMENT*
1	Capital Fund (formula)	HUD	\$7,401,512	\$7,401,512	Yes
2	Capital Fund (competitive) - Disabilities Category	HUD	\$9,235,000	Did Not Receive	No
3	Capital Fund (competitive) - PH Transformation	HUD	\$7,240,000	Did Not Receive	No
4	Capital Fund (competitive) - Green Technology	HUD	\$5,924,000	\$5,924,000	Yes
5	Community Development Block Grant - Recovery	HUD	\$8,080,528	\$8,080,528	Yes
6	Neighborhood Stabilization Program 2	HUD	\$61,000,000	Did Not Receive	No
7	Homeless Prevention and Rapid Re-Housing Program	HUD	\$12,197,108	\$12,197,108	Yes
8	Green Retrofit Program for Multifamily Housing	HUD	\$2,260,000	Did Not Receive	No
9	Edward Byrne Memorial Competitive Grant	DOJ	\$974,283	Did Not Receive	No
<b>Total Awarded Under ARRA</b>			<b>\$33,603,148</b>		

*\*Grant Agreement Received – Funds available for drawdown at U.S. Treasury.*

**FOR YOUR INFORMATION ONLY**

**From:** Elisa Vasquez  
**Sent:** Monday, March 14, 2011 11:01 AM  
**To:** Directors/Managers  
**Cc:** Blair Babcock; Daniel Rofoli; Debra Solis; Elisa Vasquez; Geoffrey Siebens; Gloria Ramirez; Grace Thamawatanakul; Lynna Ochoa; Marcie Chavez; Meiwen Fang; Nicholas Teske; Pat Case; Raymond Webster; Robin Pointer; Samantha Harrison  
**Subject:** Legislative Update

Hello,

Below please find an update on State and Federal legislative activity of interest to the CDC. Please let me know if you have any questions.

### **Governor's Fiscal Year (FY) 2011-12 Budget**

With Governor Brown's original budget deadline delayed, formerly set for March 10<sup>th</sup>, it remains to be seen whether State Legislators can strike a compromise. Governor Brown and GOP lawmakers continue to negotiate big-picture changes to the State government, including budgeting, worker pensions, and environmental regulations. IGR continues to work with the County and our State Advocates on several concerns we have with the proposal; and we will provide updates as the information becomes available.

### **Federal Fiscal Year (FFY) 2011 Congressional Appropriations**

On March 9<sup>th</sup>, the Senate voted on two FFY 2011 spending measures, but failed to pass either. The first measure, HR 1, was the House-passed continuing resolution (CR) mentioned in the last update that would fund the government for the remainder of FFY 2011 with \$57.5 billion in cuts from current FFY 2010 levels. The second piece of legislation was the counter-CR proposed by the Senate Leadership, that included far less in cuts, \$4.7 billion. Although Majority Leader Harry Reid (D-NV) had no expectations that either bill would pass, the votes sent a message to both Chambers that more compromise would be needed in order to reach a consensus on the continuing budget concerns. We are currently operating under a second CR that was passed March 4<sup>th</sup>.

Anticipating that more time will be needed to negotiate a longer CR, last Friday, March 11<sup>th</sup>, House Republicans drafted another short-term CR that matches the current one (which will expire March 18<sup>th</sup>), with \$2 billion in cuts per week. The measure does not negatively impact any of the CDC's current programs and will expire April 8<sup>th</sup>.

At this point, Democratic leaders are insisting that this be the last short-term CR, and that a long-term agreement be made so they can concentrate on other legislative priorities, such as energy legislation and their jobs agenda. Republican lawmakers seem to be in agreement, but we'll have to wait and see what happens.

IGR continues to make calls, write letters, lobby locally as well as nationally, and gather information to save the funding for our housing and community development programs. We'll continue to monitor and report on these and any other legislative matters of impact to the CDC.

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Elisa

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**HOUSING AUTHORITY  
of the County of Los Angeles**

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*Commissioners*

**Sean Rogan**  
*Executive Director*

March 23, 2011

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
2 S Coral Circle  
Monterey Park, CA 91755

Dear Commissioners:

**INSTALLATION OF TRANSFORMERS, ELECTRICAL SUPPLY CABLES, AND  
METERS BY SOUTHERN CALIFORNIA EDISON COMPANY AT THE NUEVA  
MARAVILLA HOUSING DEVELOPMENT  
(DISTRICT 1)**

**SUBJECT**

This letter recommends approval for Southern California Edison Company, as a sole source provider, to install transformers, electrical supply cables and meters at the Nueva Maravilla housing development, located at 4919 Cesar E. Chavez Avenue in unincorporated East Los Angeles.

**IT IS RECOMMENDED THAT YOUR COMMISSION:**

1. Recommend that the Board of Commissioners approve the selection of Southern California Edison Company as the sole source provider to complete the installation of new electrical transformers, cables and meters at the Nueva Maravilla housing development in unincorporated East Los Angeles.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to prepare and execute all documents required to complete the work described above, using \$501,173 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD).
3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to amend all documents required to increase the amount of compensation by up to \$100,235 for unforeseen project costs, using CFP funds.

4. Recommend that the Board of Commissioners find that the approval of electrical improvements by Southern California Edison Company at the Nueva Maravilla housing development is exempt from the provisions of the California Environmental Quality Act (CEQA) because the work includes activities that will not have the potential for causing a significant effect on the environment.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to approve Southern California Edison Company, as a sole source provider, to provide new transformers, supply cables and meters at the Nueva Maravilla housing development in unincorporated East Los Angeles County.

The Southern California Edison Company is the sole electric utility provider available in unincorporated East Los Angeles.

#### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund. The Housing Authority will fund the improvements with up to \$501,173 in CFP Funds included in the Housing Authority's approved Fiscal Year 2010-2011 budget. The Housing Authority's engineer has performed a cost analysis and determined the price to be within industry standards.

A 20% contingency, in the amount of \$100,235 is being set aside for unforeseen costs, using the same source of funds. This contingency is recommended because electrical improvements often involve unforeseen conditions that extend further than initially identified in the scope of work.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On December 14, 1999, your Board approved Southern California Edison Company as the sole source provider to replace the transformers, cables and meters at the Nueva Maravilla housing development. As the Housing Authority's selected construction contractor began to trench for the electrical conduits that needed to be installed, it discovered several underground obstacles. Portions of the designs needed to be changed due to Southern California Edison Company requirements, and the project became cost prohibitive. This same project was put out to bid in 2005, but the bids received exceeded the funding available to complete the work. Consequently, the Housing Authority put this project on hold until sufficient funding was available and the construction market improved.

The Housing Authority now has the necessary funding to complete this work. The present system is owned and maintained by the Housing Authority. The electrical system was originally installed in the late 1930's and upgraded in the early 1970's. The

electrical system has been prone to service outages and equipment failures. On September 7, 2010, your Board approved a construction contract with C A S General Contractor to complete electrical meter conversion from the existing master metered system to an individual unit metered system.

After the new electrical system is installed, the Housing Authority will only own and maintain the electrical lines from the electric meters into the buildings. Southern California Edison Company will own and maintain the transformers, underground cable and electrical lines up to and including the electric meters on the site. Consequently, after this new system is installed, the Housing Authority's utility expenses will decrease.

Southern California Edison Company, Carde Ten Architects and P2S Engineering consultants have prepared construction plans for the new system, and the Housing Authority wishes to proceed with the improvements. Following the installation of the new system, buildings will be individually metered in the family units. Residents will then receive electric bills and make payments to Southern California Edison Company based on the electricity usage recorded each month. The Housing Authority will also implement an electricity allowance, which will reduce each resident's monthly rent accordingly. The scope of work for Southern California Edison Company portion of the electric meter conversion project includes installation of transformers, underground cable and electric meters.

Southern California Edison Company does not execute contracts for this type of work, which they define as "service relocation". Instead, Southern California Edison Company will issue an invoice for the aforementioned upgrades, as it does for similar projects for the County. The Housing Authority's Risk Manager has reviewed Southern California Edison Company's certificate of insurance.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, Southern California Edison Company will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

#### **ENVIRONMENTAL DOCUMENTATION**

Pursuant to Title 24 of the Code of Federal Regulations, Section 58.35 (a)(3)(ii), this action is excluded from the National Environmental Policy Act because it involves activities that will not alter existing environmental conditions. The action is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15301 because it involves negligible or no expansion of an existing use and does not have the potential for causing a significant effect on the environment.

Honorable Housing Commissioners  
March 23, 2011  
Page 4

**IMPACT ON CURRENT PROJECT**

The services performed by Southern California Edison Company will improve the energy conservation and maintenance of the Nueva Maravilla housing development, continue to provide the residents with decent, safe, and sanitary living conditions and provide cost savings to the Housing Authority.

Respectfully submitted,



*for* SEAN ROGAN  
Executive Director